144.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,300 / 630,300
					USE VALUE:	630,300 / 630,300
					ASSESSED:	630,300 / 630,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIDDLETON PETER T--BARBARA	
Owner 2:		
Owner 3:		
Street 1:	113 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,760 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Vinyl Exterior and 1014 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4760.000	176,400	3,700	450,200	630,300
Total Card	0.109	176,400	3,700	450,200	630,300
Total Parcel	0.109	176,400	3,700	450,200	630,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.60 | /Parcel: 621.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93525
GIS Ref	
GIS Ref	
Insp Date	01/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0002.0

!11181!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,400	3700	4,760.	450,200	630,300	630,300	Year End Roll	12/18/2019
2019	101	FV	167,600	3700	4,760.	422,100	593,400	593,400	Year End Roll	1/3/2019
2018	101	FV	167,600	3700	4,760.	348,900	520,200	520,200	Year End Roll	12/20/2017
2017	101	FV	167,600	3700	4,760.	320,800	492,100	492,100	Year End Roll	1/3/2017
2016	101	FV	167,600	3700	4,760.	292,700	464,000	464,000	Year End	1/4/2016
2015	101	FV	146,900	3700	4,760.	287,000	437,600	437,600	Year End Roll	12/11/2014
2014	101	FV	146,900	3700	4,760.	266,800	417,400	417,400	Year End Roll	12/16/2013
2013	101	FV	146,900	3700	4,760.	253,800	404,400	404,400		12/13/2012

PRINT

Date	Time
12/11/20	01:22:53

LAST REV

Date	Time
02/21/18	08:18:11
ekelly	
11181	

USER DEFINED

Prior Id # 1:	93525
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13901-158		1/1/1980		54,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	665	New Wind	24,980					
10/15/2008	1292	Manual	3,000					reface brick stair
2/9/1998	67	Manual	6,270					V/SIDING
9/24/1992	474	Manual	4,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Inspected	BS	Barbara S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
11/15/1999	Meas/Inspect	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4760		Sq. Ft.	Site		0	80.	1.18	9									450,239						450,200	

Total AC/HA:	0.10927	Total SF/SM:	4760	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	450,239	Spl Credit		Total:	450,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99980003
Adj $ / SQ:	121.476
Other Features:	57250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	255626
Depreciation:	79244
Depreciated Total:	176382

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

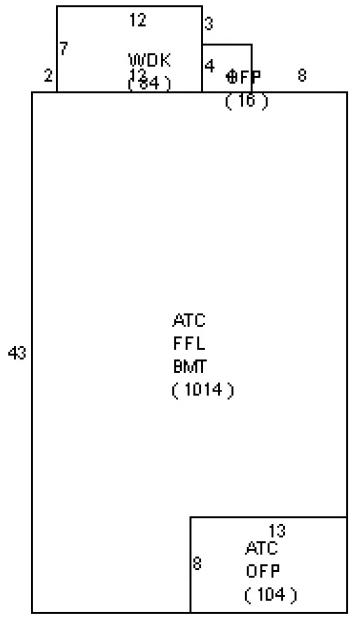
No Unit	RMS	BRS	FL
1	5	1	
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	121.48
Special Features:	0	Val/Su Net:	67.25
Final Total:	176400	Val/Su SzAd	125.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,014	36.440	36,953
FFL	First Floor	1,014	121.480	123,176
ATC	Attic	391	85.030	33,273
OFP	Open Porch	120	30.240	3,629
WDK	Deck	84	16.000	1,344

Net Sketched Area:	2,623			Total:	198,375
Size Ad	1405.2999	Gross Are	3350	FinArea	1014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	75		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1926	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc